



**Westfield - Washington Township Advisory Plan Commission**

**January 22, 2007**

**7:00 P.M.**

**Assembly Room**

**130 Penn Street**

**Westfield, IN 46074**

**A g e n d a**

*Order and Contents of Agenda Subject to Change*

**OPENING OF MEETING:**

- Note the presence of quorum
- Approve Minutes:
  - November 27, 2006
- Review Public Hearing Rules & Procedures
- Continuance Requests and Notice Waiver Requests
- Appointments- Comprehensive Plan and Standards Subcommittees

**CONSENT AGENDA:**

None.

**OLD BUSINESS:**

**Westfield-Washington Township 2025 Comprehensive Plan (2020 Comprehensive Plan Update / Amendment) - McBride/Dale/Clarion**

**Town Of Westfield Thoroughfare Plan Update - HNTB**

- |   |   |
|---|---|
| PUBLIC HEARING<br>0608-DP-18 &<br>0608-SIT-12 | 302 East Main Street. (Continued to 2/26/07 by Staff)<br>Pearson Investment requests Development Plan and Site Plan review of a proposed 8,528 square foot mixed-use structure on a 0.75 acre lot in the LB-H District.                     |
| PUBLIC HEARING<br>0611-DP-26 &<br>0611-SIT-17 | 16469 Southpark Drive.<br>DeBoy Land Development Services requests Development Plan and Site Plan review of a new light industrial facility, approximately 22,400 square feet on approximately 2.35 acres, in the Southoak PUD District.    |
| PUBLIC HEARING<br>0611-DP-27 &<br>0611-SIT-18 | 18100 US 31 North.<br>DeBoy Land Development Services requests Development Plan and Site Plan review of a new multi-tenant commercial facility, approximately 17,000 square feet on approximately 2.9 acres, in the LB-PD District.         |
| PUBLIC HEARING<br>0612-DP-29 &<br>0612-SPP-10 | 17241 Foundation Parkway.<br>Beam, Longest & Neff, L.L.C. request Development Plan Review and Subdivision Primary Plat approval for a five lot commercial subdivision on approximately 53.3 acres in the Oak Ridge Properties PUD District. |

WITHDRAWN  
0612-DP-30 &  
0612-SIT-20

Address Unassigned. (Petition WITHDRAWN as of 1/16/07)  
Beam, Longest & Neff, L.L.C. request Development Plan Review and Site Plan approval of a commercial structure, approximately 18,601 square feet on approximately 1.81 acres, in the Oak Ridge Properties PUD District.

PUBLIC HEARING  
0612-DP-31 &  
0612-SPP-11

17021 Towne Road.  
Drees Homes requests Development Plan Review and Subdivision Primary Plat approval for the Westgate development, 748 dwelling units on approximately 258 acres, in the Westgate PUD District.

PUBLIC HEARING  
0612-DP-32 &  
0612-SPP-12

16715 Carey Road.  
RSL Case Construction requests Development Plan Review and Subdivision Primary Plat approval for the Walnut Ridge Development, 40 units on approximately 40 acres, in the SF-2 District.

PUBLIC HEARING  
0612-DP-33 &  
0612-SIT-21

17501 Gunther Road.  
Flynn & Zinkan & Barker Holdings, L.L.C. requests Development Plan Review and Site Plan approval of two commercial structures totaling approximately 24, 285 square feet on approximately 3 acres, in the Oak Manor PUD District.

ADMIN APPROVAL  
0612-DP-34 &  
0612-SIT-22

17457 Gunther Road.  
An amendment to the Westfield Marketplace Development Plan (previously approved as 0409-DP-11), filed by Flynn & Zinkan & Barker Holdings, L.L.C.

ADMIN APPROVAL  
0612-DP-35 &  
0612-SIT-23

3333 State Road 32.  
An amendment to the Westfield Marketplace Development Plan (previously approved as 0409-DP-11), filed by Flynn & Zinkan & Barker Holdings, L.L.C.

**NEW BUSINESS:**

ADMIN APPROVAL  
0701-DP-01 &  
0701-SIT-01

2736 146<sup>th</sup> Street.  
An amendment to the Cool Creek Village Plan (previously approved as 0504-DP-14), filed by Thompson Thrift Management, Inc.

**COMMITTEE  
REPORTS**

Comprehensive Plan Subcommittee

- None

Standards Subcommittee

- None

**DIRECTOR'S  
REPORT**

None

**EDUCATIONAL  
ITEM**

None

**ADJOURNMENT:**

*Agendas for all Town meetings are updated and available at our web site.*

Web Site: <http://www.westfield.in.gov>

Community Development Department E-mail: [community@westfield.in.gov](mailto:community@westfield.in.gov)